

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Eastridge Garth, 120 ft. * ZONING COMMISSIONER
E of Eastridge Road *
203 Eastridge Garth * OF BALTIMORE COUNTY
8th Election District *
4th Councilmanic * Case No. 92-27-A
Bruce E. Copeland, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance filed by Bruce E. and Rebecca L. Copeland, owners of the subject property at 203 Eastridge Garth in Timonium, Maryland. Within their Petition, the property owners seek relief from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard average setback of 27 ft. in lieu of the required 35.5 ft.; and a sum of side yard setbacks of 23 ft. in lieu of the required 25 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, property owner, Rebecca L. Copeland, appeared and testified. Also appearing on behalf of the Petition was Gary Wheatley, a representative of Wheatley Associates, Inc., the Contractor for the proposed work. There were no Protestants.

The file reflects a site plan for the subject property, marked as Petitioners' Exhibit No. 1, which depicts the proposed improvements to the property and the requested variances as set forth in the Petition. However, at the hearing, Mr. Wheatley testified that the proposed additions had been modified since the time the Petition was filed and that additional field measurements were taken. In view of these revisions and additional

study, the Petitioners plan has been down sized and the Petition amended. Specifically, Mr. Wheatley testified that his additional field studies disclosed an average front setback of 38 ft. rather than 27 ft. as shown on the initial site plan. Consequently, the property, even with the proposed improvements, complies with the required 35.5 ft. front average setback. Thus the Petition for Zoning Variance is amended to delete that request in that the variance is not necessary.

As to the second variance which is requested, the Petitioners seek relief to permit a sum of the side yard setbacks of 23 ft. in lieu of the required 25 ft. Again, since the date of the Petition, additional field studies have been undertaken and the proposed improvements modified. The Petitioner testified that there may well be sufficient side yard distance to comply with the regulation. However, the variance was not withdrawn in that the distance could not be computed exactly because of the topography of the site. Thus the request for a 2 ft. variance remains.

Testimony discloses that the Petitioners originally received approval for and constructed an addition on the side of the existing dwelling in 1989. That Petition was the subject of the Zoning Commissioner's approval and Order in case No. 89-547-A. Due to the expanding needs of their family, the Petitioners now propose to construct three more additions to the property. One will be a minor addition to the front to expand the Master Bath facility. The size of this addition will be 11 ft. 8 inches by 4.2 ft. Also proposed is a small bump-out in the rear of the property of 3 ft. 8 inches by 12 ft. 6 inches to expand one of the bedrooms. The subject Petition involves the 3rd addition to the remaining side of the property. This addition measures 19 ft. x 11 ft. This construction will result in a side yard setback on that side of approximately 18 ft., which,

ORDER RECEIVED FOR FILING
Date _____
By _____

-2-

when coupled with the 5 ft. on the remaining side, represents a total side yard distance of 23 ft.

Further testimony discloses that these additions are not appropriate elsewhere on the dwelling and that practical difficulty and undue hardship would result if the variances were denied. Further, there was additional testimony that the variances would be within the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the re-

ORDER RECEIVED FOR FILING
Date _____
By _____

-3-

quirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of Oct., 1991 that a variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard average setback of 27 ft. in lieu of the required 35.5 ft., be and is hereby DISMISSED upon the Petitioners' representation at the hearing that the variance is not necessary and, therefore, the request for same is moot; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1 of the B.C.Z.R. for a sum of side yards setbacks of 23 ft. in lieu of the required 25 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

-4-

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 and 303.1 - to permit a front average setback of 27' in lieu of the required 35.5' and a sum of side yards of 23' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)
Our master bathroom is very small measuring 4 ft wide. We want to enlarge this bathroom. Our daughter's bedroom is very small and we want to enlarge this room by 3 ft.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioners

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

Bruce E. Copeland

(Type or Print Name)

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

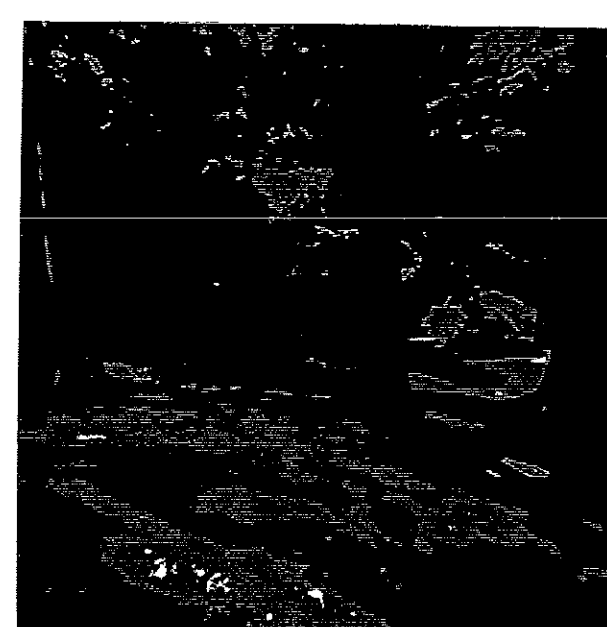
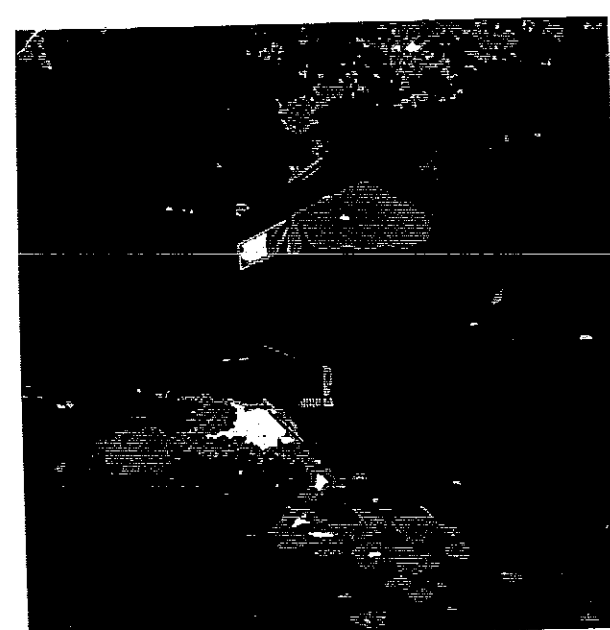
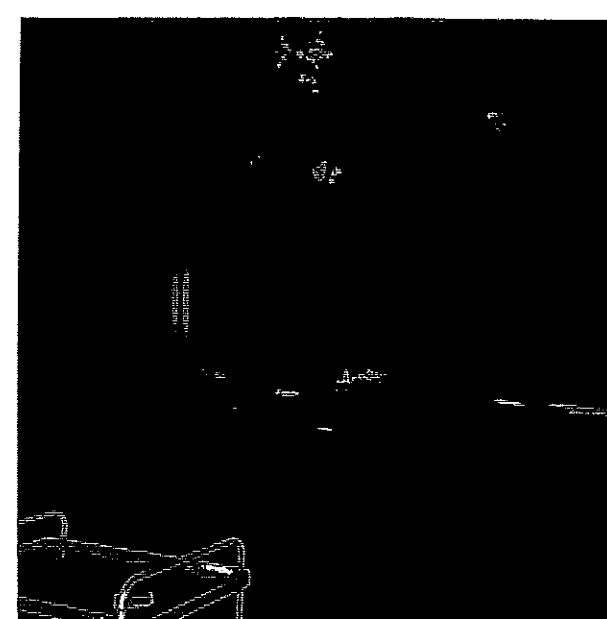
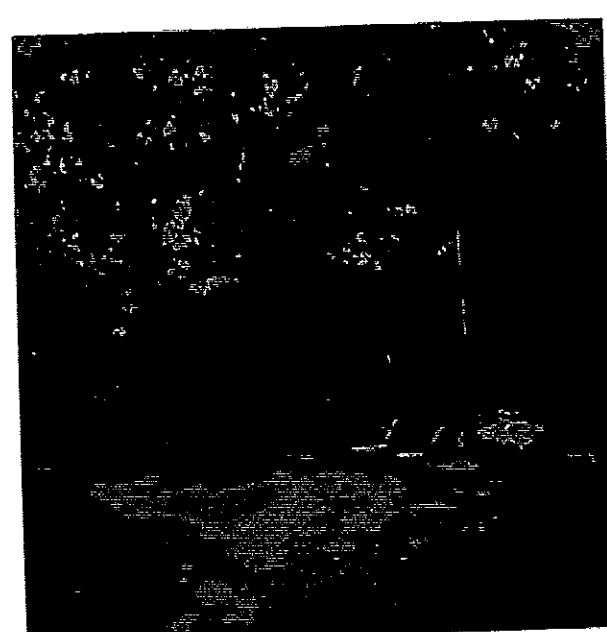
Signature

Address

City

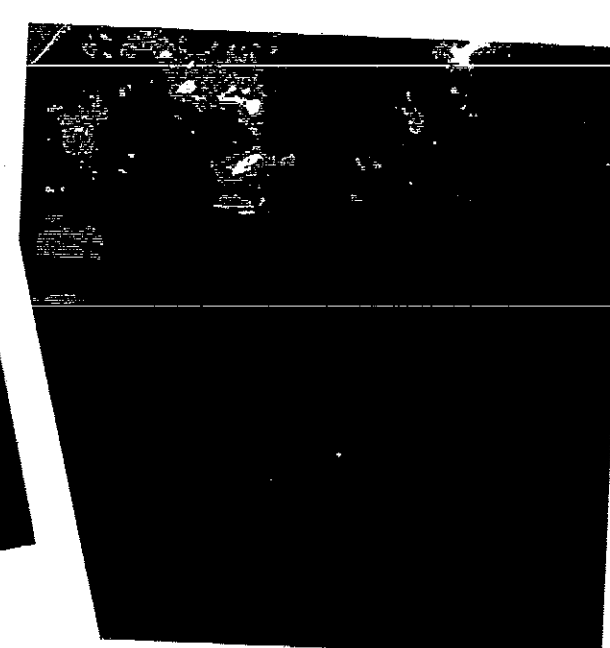
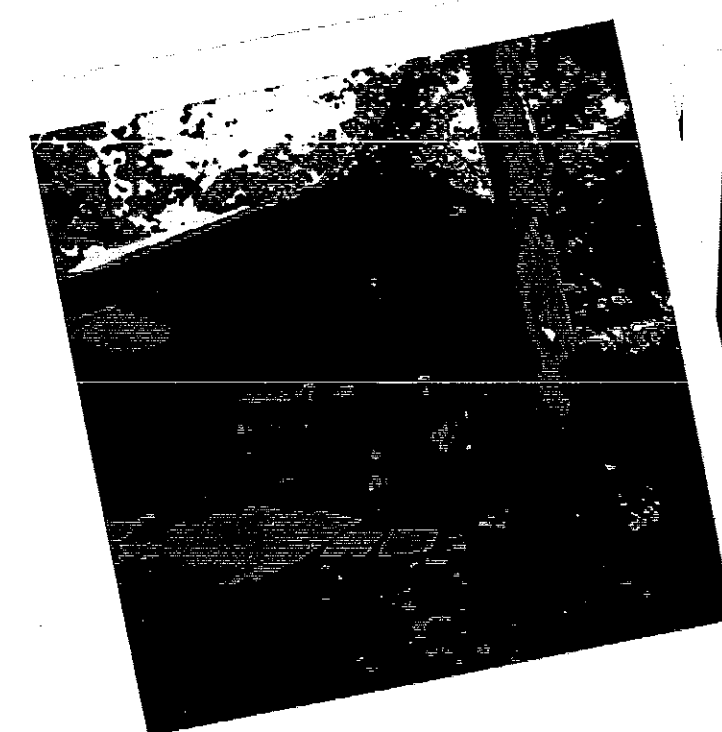
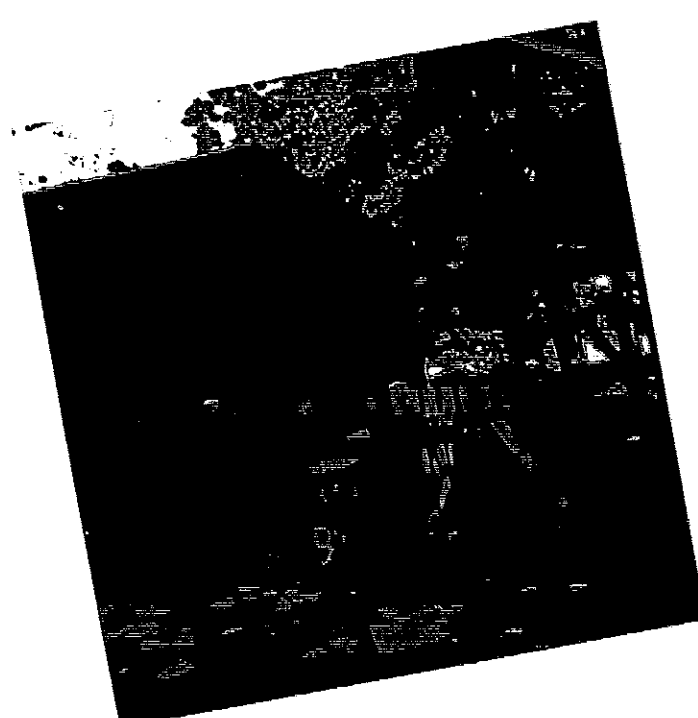
CASE NUMBER 92-27-A

PETITIONER'S EXHIBIT #



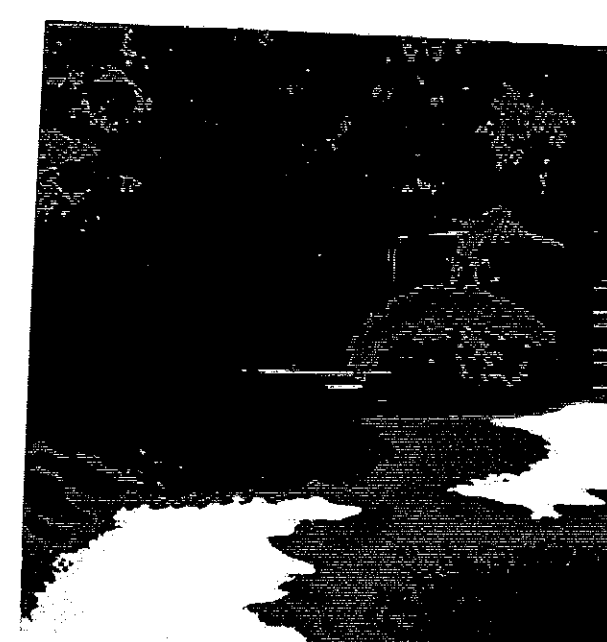
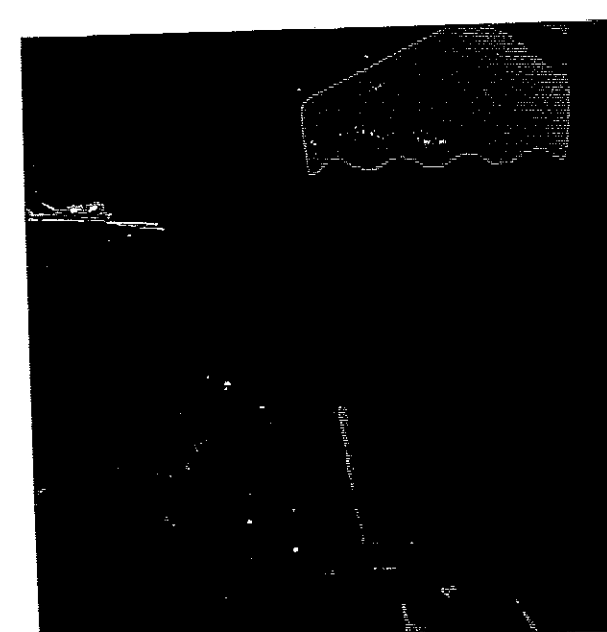
CASE NUMBER 92-27-A

PETITIONER'S EXHIBIT #



CASE NUMBER 92-27-A

PETITIONER'S EXHIBIT #



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

October 30, 1991

Mr. and Mrs. Bruce Copeland
203 Eastridge Garth
Timonium, Maryland 21093

RE: Petition for Zoning Variance
Case No. 92-27-A

Dear Mr. and Mrs. Copeland:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

cc: Mr. Gary Wheatley
Wheatley Associates

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

August 19, 1991

Mr. & Mrs. Bruce E. Copeland
203 Eastridge Garth
Lutherville, MD 21093

RE: Item No. 42, Case No. 92-27-A
Petitioner: Bruce E. Copeland, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Copeland:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

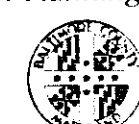
Very truly yours,

James E. Dyer
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
25th day of July, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Bruce E. Copeland, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 16, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Walker Property, Item No. 505
Parsons Property, Item No. 9
Donovan Property, Item No. 10
Wolf Property, Item No. 17
Pearson Property, Item No. 19
Stifler Property, Item No. 22
Felts Property, Item No. 24
Melchor Property, Item No. 25
Faulkner Property, Item No. 27
McJilton Property, Item No. 32
Horne Property, Item No. 33
Elsnic Property, Item No. 38
Mugrage Property, Item No. 39
Copeland Property, Item No. 42 ✓
Eckert Property, Item No. 44
Hartel Property, Item No. 50
Gimbel/Gaffney Property, Item No. 51

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

NUMEROUS.ITM/ZAC1

Rec'd 8/20/91

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

AUGUST 6, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BRUCE E. COPELAND

Location: #203 EASTRIDGE GARTH

Item No.: *42 Zoning Agenda: AUGUST 6, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* 8-741
Planning Group
Special Inspection Division

Noted and

Approved: *Pat Keller*
Fire Prevention Bureau

JR/KFK

Rec'd
8/20/91

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Bruce & Rebecca Copeland	203 Eastridge Garth Timonium, MD 21093
Kathy Wheatley	17415 Wesley Chapel Rd Timonium, MD 21093
Wheatley Assoc.	

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: September 11, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: August 6, 1991

This office has no comments for item numbers 25, 28, 32, 33, 34, 35, 39, 40, 42, 43 and 44.

Rahee J. Famili
Traffic Engineer II

RJP/lvd

OWNER: DR. & MRS. BRUCE COPELAND
203 EASTRIDGE GARTH LUTHERVILLE/TIMONIUM, MARYLAND 21093

RE: ZONING VARIANCE

DATE: 7/31/91

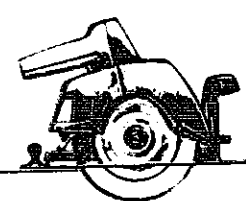
WE WOULD LIKE TO BUILD THE FOLLOWING FOR OUR HOME: A REAR BUMP-OUT ADDITION APPROXIMATELY 12' 5" X 3' 8", AN EAST SIDE ADDITION APPROXIMATELY 11' 8" X 19' X 11", AND A FRONT PORCH AND BATHROOM ADDITION APPROXIMATELY 11' 8" X 4' 2".

IT IS NECESSARY FOR US TO OBTAIN A ZONING VARIANCE FOR A PORTION OF THIS WORK.

PLEASE INDICATE WITH YOUR SIGNATURE BELOW, YOUR CONSENT AND APPROVAL OF A ZONING VARIANCE.

NAME	ADDRESS	SIGNATURE
1. MICHAEL JONES	205 Eastridge Garth	Michael Jones
2. MILTON R. JONES	205 Eastridge Garth	Milton R. Jones
3. WALTER E. BEDELL	205 Eastridge Garth	Walter E. Bedell
4. LENA I. BEDELL	"	Lena I. Bedell
5. ROBERT C. & MARY J. BENJAMIN	205 Eastridge Garth	Robert C. & Mary J. Benjamin
6. John Hyslop	205 Eastridge Garth	John Hyslop
7. J. T. EUSTICE	205 Eastridge Garth	J. T. Eustice
8. Ann Eustice	"	Ann Eustice
9.		
10.		

Wheatley Associates



September 3, 1991

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Bruce & Rebecca Copeland
203 Eastridge Garth
Timonium, Maryland 21093
Case #92-27-A
#42

Gentlemen:

On behalf of the Owner's of the above-referenced property, we are submitting this letter.

Since making application for an Administrative Variance on July 25, 1991, revised information has been obtained.

The Owner's are planning to construct three small additions. Particulars are as follows:

1. The construction of the proposed rear addition, approximately 12' 5" x 3' 8", would result in a rear setback of 33.5' +/- . It is our understanding no variance is required for this proposed work.

WHEATLEY ASSOCIATES, INC.
GENERAL CONTRACTORS
17415 WESLEY CHAPEL ROAD
TIMONIUM, MD 21111
301-329-6242

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Ed Date of Posting: 10/1/91
Posted for: Variances
Petitioner: Bruce & Rebecca Copeland
Location of property: 203 Eastridge Garth, 120' E of Eastridge Road
Location of Sign: 203 Eastridge Garth, near 20' E of Eastridge Road, near property of R. Hyslop
Remarks: None
Posted by: Michael Jones Date of return: 10/1/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/3, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/3, 1991.

THE JEFFERSONIAN,

S. Zeke Palmer

\$ 84.29

Baltimore County Government
September 3, 1991
Page 2

2. The construction of the proposed front addition, approximately 11' 8" x 4' 2", was previously thought to require a zoning variance. At application time a measurement was requested from the front east corner of the proposed addition perpendicular to the front of the property (90° angle). This measurement was scaled off the plat to be 27' during our meeting. It was later field measured to be 38' +/- . It is our understanding no variance is required for this proposed work.

3. The construction of the proposed side addition has been changed, and is now approximately 19' x 11'. The east side setback was previously recorded on the plat to be 30'. It has been field measured by both the Owner and our company to be 31' +/- . The revised/proposed side addition will result in an east side setback of 20' +/- ; the west side setback is 8' +/- , for a total sideyard setback of 28' +/- . It is our understanding that a variance is no longer required for this proposed work.

A revised/corrected plat is enclosed for your use.

In light of the aforementioned information, it is our understanding that no variance is required for any of the three additions. It is hereby requested that the Owner's application be dismissed in its entirety.

Please advise the Owner's and the undersigned if we are incorrect in our interpretation of the zoning regulations and our subsequent request for a dismissal. Otherwise we assume we will hear from your office that our request for a dismissal has been granted, and we will proceed to obtain the building permit through the standard process.

Very truly yours,
WHEATLEY ASSOCIATES, INC.

Kathy L. Wheatley
President

RLW/tbm
cc: File COPELAND
Dr. & Mrs. Bruce Copeland

P.S. This is just the posting date, sign is down & apparently there has been no request for a hearing.

111 West Chesapeake Avenue
Towson, MD 21201

SEPTEMBER 23, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-27-A
S/S Eastridge Garth, 120' E of Eastridge Road
203 Eastridge Garth
8th Election District - 4th Councilmanic
Petitioner(s): Bruce and Rebecca Copeland
HEARING: MONDAY, OCTOBER 25, 1991 at 10:30 a.m.

Variance to permit a front average setback of 27 ft. in lieu of the required 35.5 ft. and a sum of side yards of 23 ft. in lieu of the required 25 ft.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Bruce and Rebecca Copeland
Wheatley & Associates

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21201

92-27-A

Bruce and Rebecca Copeland
203 Eastridge Garth
Lutherville/Timonium, MD 21093

RE:
CASE NUMBER: 92-27-A
S/S Eastridge Garth, 120' E of Eastridge Road
203 Eastridge Garth
8th Election District - 4th Councilmanic
Petitioner(s): Bruce and Rebecca Copeland
HEARING: MONDAY, OCTOBER 25, 1991 at 10:30 a.m.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21201

receipt
receipt

Account: H-001-6150
Number

111 West Chesapeake Avenue
Towson, MD 21201

September 5, 1991

Bruce and Rebecca Copeland
203 Eastridge Garth
Lutherville/Timonium, MD 21093

Re: CASE NUMBER: 92-27-A
S/S Eastridge Garth, 120' E of Eastridge Road
203 Eastridge Garth

Dear Petitioners:

Please be advised that your file has gone through the review process. The Commissioner's Office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

G. G. Stephens
(301) 887-3391

cc: Wheatley & Associates 9/20/91

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 20, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for August 6, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 25, 28, 32, 33, 34, 36, 39, 40, 42, 43 and 44.

For Item 483 (Case No. 91-494-A), the previous minor subdivision comments are applicable.

For Items 35 and 37, revised County Review Group Plans are required.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

111 West Chesapeake Avenue
Towson, MD 21204

August 1, 1991

887-4354

Bruce and Rebecca Copeland
203 Eastridge Garth
Lutherville/Timonium, Maryland 21093

Re: CASE NUMBER: 92-27-A
LOCATION: S/S Eastridge Garth, 120' E of Eastridge Road
203 Eastridge Garth

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reference regarding the administrative process.

1) Your property will be posted on or before August 11, 1991. The closing date is August 26, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

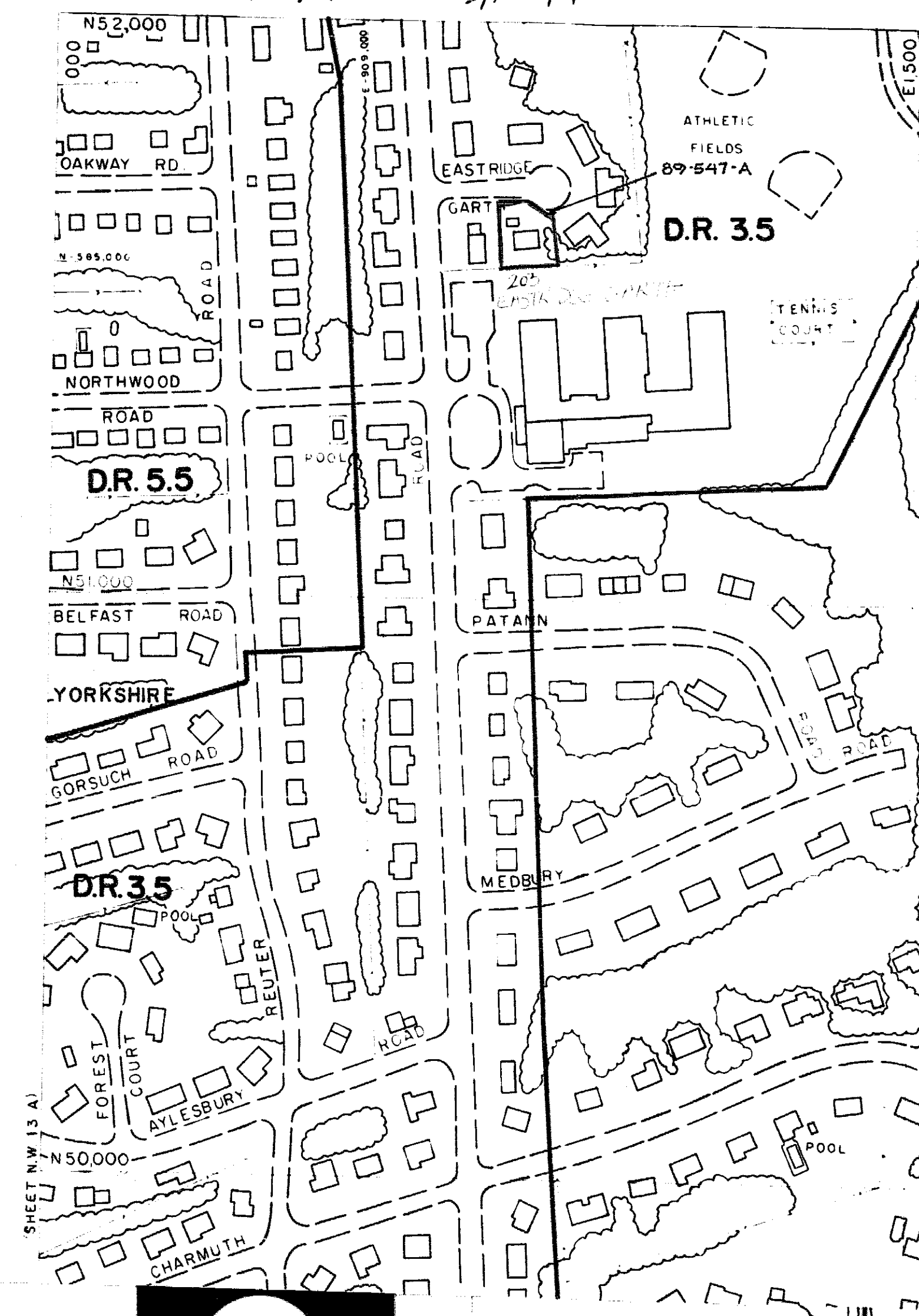
Very truly yours,

G. G. Stephens
(301) 887-3391

cc: Wheatley Associates, Inc.

COPY

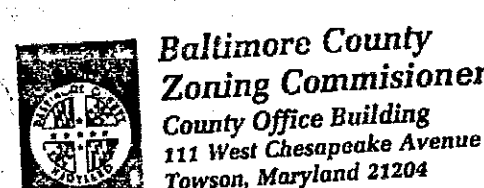
92-27-A #42



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 8/1/91
Posted for: Var 10460
Petitioner: Bruce E. Copeland et al
Location of property: S/S Eastridge Garth, 120' E of Eastridge Rd
703 Eastridge Garth
Location of Sign: 120' E of Eastridge Rd, 20' E of 703
Remarks: Property of Petitioner, signed 20' E of 703
Posted by: [Signature] Date of return: 8/1/91
Number of Signs: 1

receipt



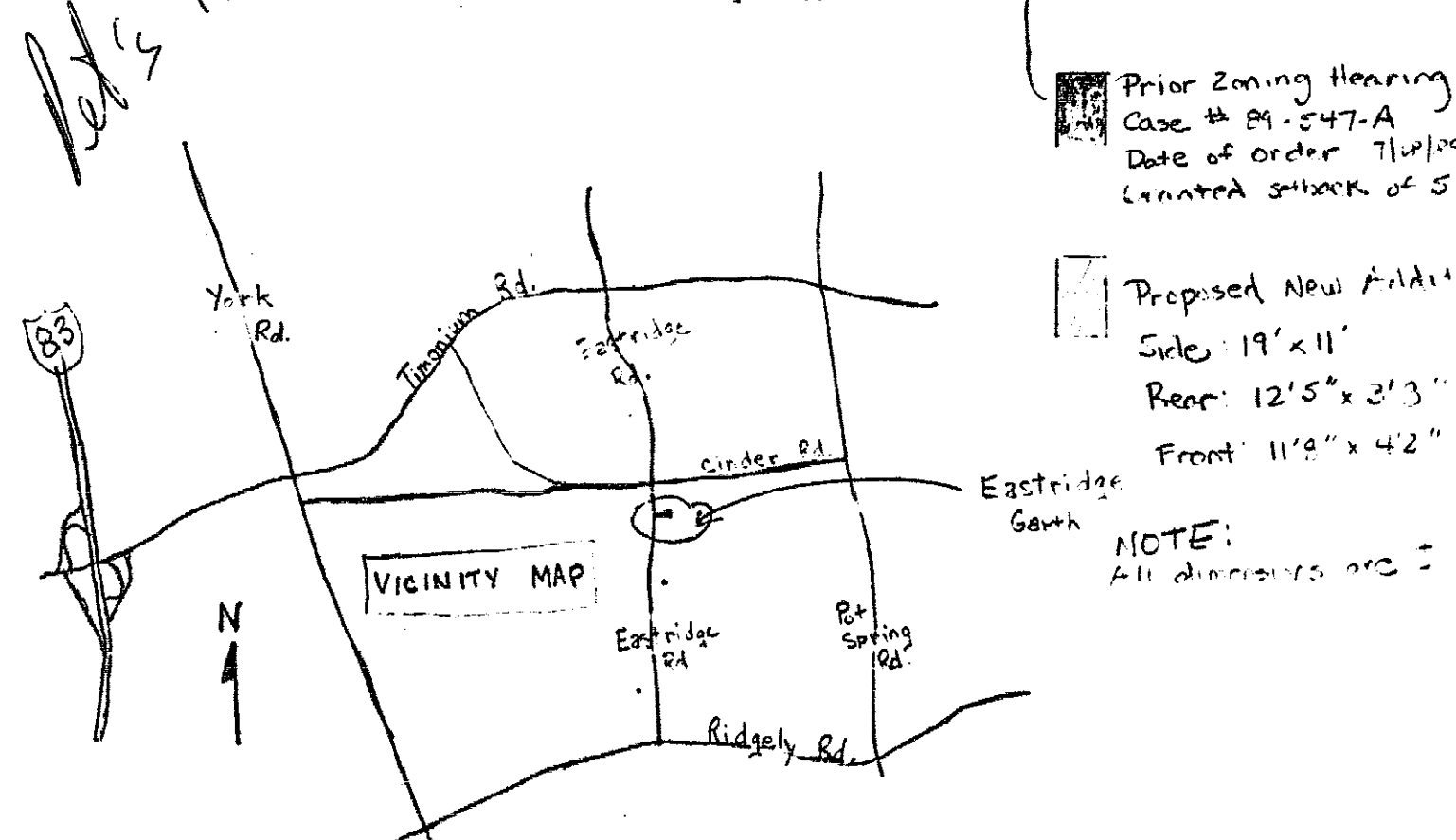
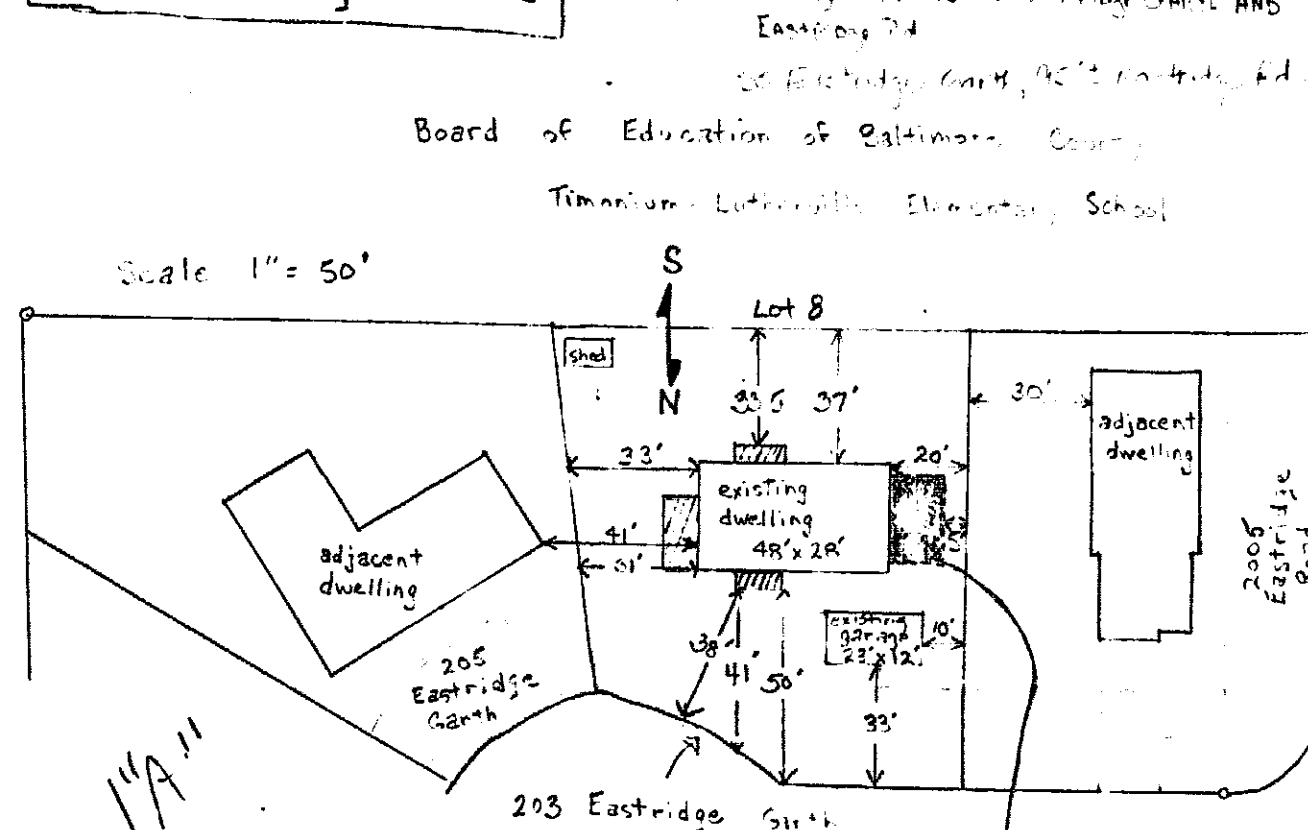
Account: R-001-6150
Number

PUBLIC HEARING FEES	QTY	PRICE
QTY - HEARING VARIANCE (VBL)	1	\$35.00
QTY - POSTING SIGNS - ADVERTISING	1	\$25.00
TOTAL:		\$60.00

04A04#0101MCHRC \$60.00
BA CO10127AM07-25-91
Please Make Checks Payable To: Baltimore County

Cashier Validation

203 Eastridge Garth
owner: Bruce and Becky Copeland
district: 8
precinct: 6
subdivisions: Eastridge Garth
lot: 8 libers: 28 folio: 28
Block: B
Existing utilities in Eastridge Garth and Eastridge Rd
S/S Eastridge Garth, 120' E of Eastridge Rd
Timonium-Lutherville Elementary School
Board of Education of Baltimore County

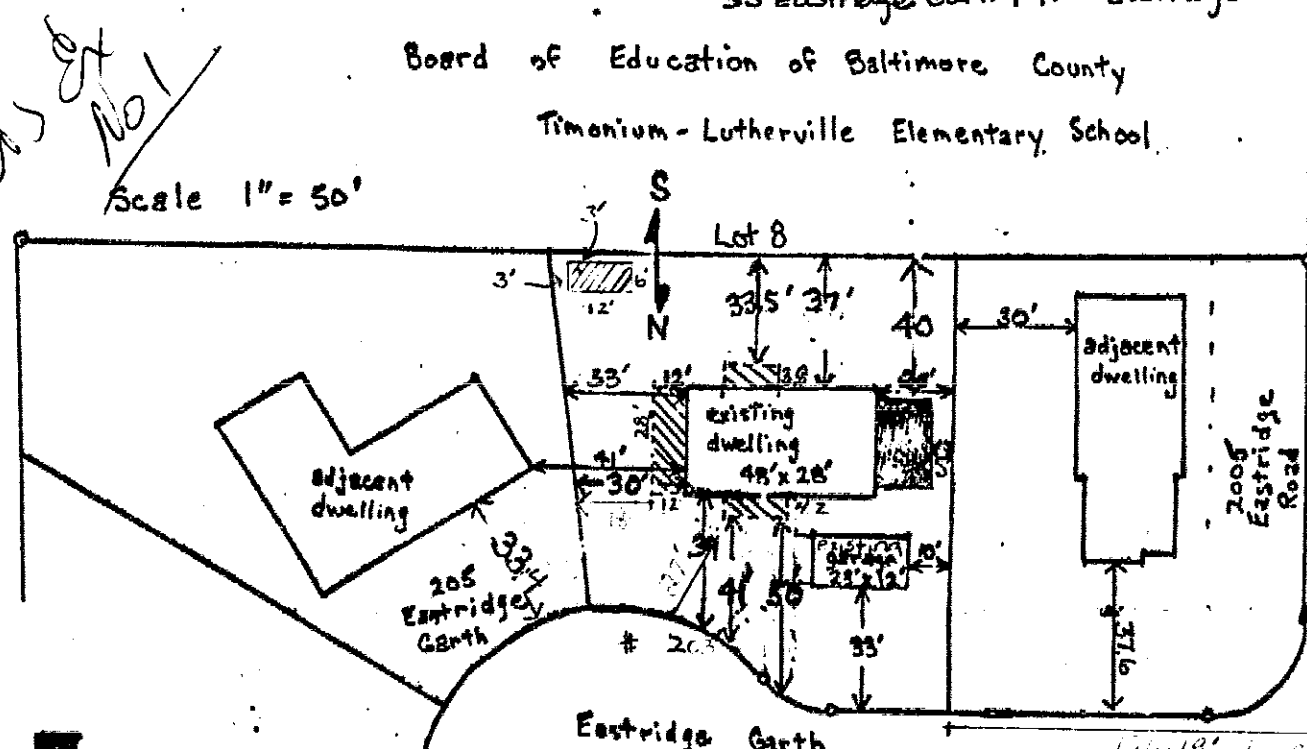


Prior Zoning Hearing
Case # 89-547-A
Date of order: 7/10/89
Granted subject to setback of 5'

Proposed New Addition
Side: 19' x 11'
Rear: 12'5" x 8'3"
Front: 11'6" x 4'2"

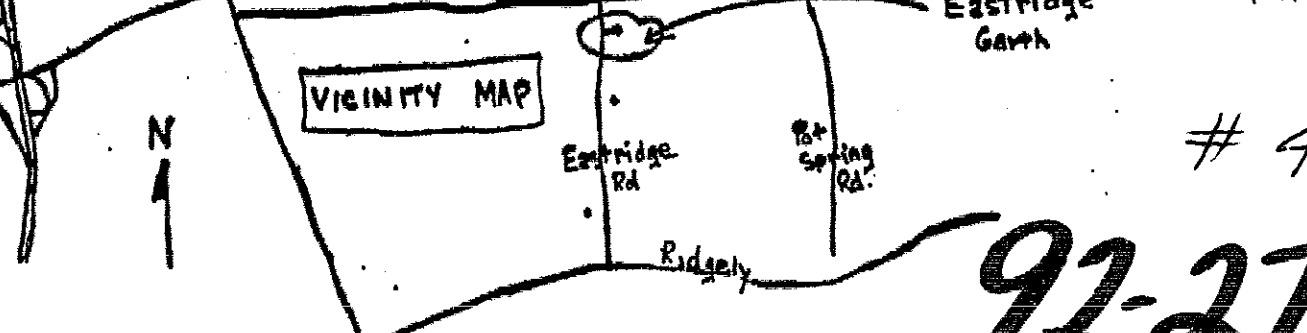
NOTE:
All dimensions are in feet

July 2, 1991
203 Eastridge Garth
owner: Bruce and Becky Copeland
district: 8
precinct: 6
subdivisions: Eastridge Garth
lot: 8 libers: 28 folio: 28
Block: B
Existing utilities in Eastridge Garth and Eastridge Rd
S/S Eastridge Garth, 120' E of Eastridge Rd
Timonium-Lutherville Elementary School
Board of Education of Baltimore County



Prior Zoning Hearing
Case # 89-547-A
Date of order: 7/10/89
Granted subject to setback of 5'

PROPOSED ADDITIONS
SIDE: 12' x 28'
REAR: 3'8" x 12'5"±
FRONT: 4'2" x 11'6"±
PROPOSED SHED
6'x12' x 9' HEIGHT
3' BACK FROM PROPERTY LINE



#42

92-27-A

